

2014009367 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$836.50
2014009367 BK:2608 PG:1117
03/04/2014 02:26 PM 2 PGS
BTENNEY,DC Receipt #008523

Prepared by and return to:

Doris M Rodriguez

Attorney at Law

Law Office of Doris M. Rodriguez, P.A.

10489 Heley Street

Spring Hill, FL 34608

352-556-5105

File Number: **13-233**

Will Call No.:

Sales Price: \$119,500.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **28th** day of **February, 2014** between **Joseph Elizarde and Linda M. Elizarde, husband and wife** whose post office address is **528 Crestline Circle Drive, Lewiston, ID 83501**, grantor, and **Ina K. Claire, a single woman** whose post office address is **6385 E. Shadow Lane, Inverness, FL 34452**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida** to-wit:

The West 1/2 of Lot 9, Block 419B, A REPLAT OF A PORTION OF INVERNESS HIGHLANDS WEST FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 6, Pages 116 through 122, inclusive, Public Records of Citrus County, Florida.

Parcel Identification Number: 20E19S30001A 0419B 0095

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lea Smith
Witness Name: Lea Smith

Tina M Wilks
Witness Name: Tina M Wilks

Lea Smith
Witness Name: Lea Smith

Tina M Wilks
Witness Name: Tina M Wilks

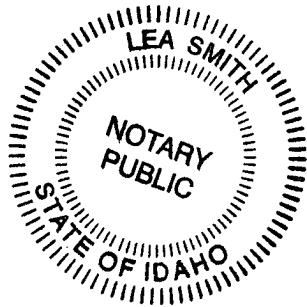
Joseph Elizarde (Seal)
Joseph Elizarde

Linda M Elizarde (Seal)
Linda M. Elizarde

State of Idaho
County of Nez Perce

The foregoing instrument was acknowledged before me this 25th day of February, 2014 by Joseph Elizarde and Linda M. Elizarde, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Lea Smith
Notary Public

Printed Name: Lea Smith

My Commission Expires: 7/21/16